

FILE NO.: Z-4343-HH

NAME: Parkland Heights Revised Long-form PD-R

LOCATION: Located at 1 Ayla Drive

DEVELOPER:

Jessica Johnston
11323 Arcade Drive Suite C #119
Little Rock, AR 72212

SURVEYOR:

White-Daters and Associates
24 Rahling Circle
Little Rock, AR 72223

AREA: 0.5 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 5

PLANNING DISTRICT: 20 - Pinnacle

CENSUS TRACT: 42.05

CURRENT ZONING: PD-R

ALLOWED USES: Attached single-family and multi-family

PROPOSED ZONING: Revised PD-R

PROPOSED USE: Allow leasing office to be used as a real estate office and brokerage firm

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 19,502 adopted by the Little Rock Board of Directors on March 21, 2006, established Parkland Heights Long-form PD-R. The development was proposed with 84 two-story townhomes ranging from 2,024 square feet to 2,220 square feet and 18 one and a half story condominiums ranging from 2,460 to 3,130 square feet. Amenities included a 2,500 square foot clubhouse, pool, putting green, playground half-court basketball, and walking and biking path.

Ordinance No. 20,627 adopted by the Little Rock Board of Directors on September 4, 2012, allowed a revision to the previously approved PD-R. The developer proposed to amend the PD-R for the western portion of the site. In-lieu of constructing 60 two-story townhouse units, the developer proposed to construct a more traditional apartment style development within seven (7) buildings and containing 152 apartment units. The buildings were proposed as split level buildings with the front being three-stories and the rear two-stories. Within the development area a second clubhouse and pool facility were to be added.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting a revision to the existing PD-R, Planned Development Residential, to allow the use of the existing clubhouse/leasing office for the Parkland Heights development as a real estate office and brokerage firm. The applicant has indicated there will be limited employees reporting to the site as most of the agents will office off-site. There are no other modifications proposed for the previously approved PD-R zoning.

B. EXISTING CONDITIONS:

Most of the townhouse portion of the development has been completed. There are currently two (2) of the apartment buildings being developed. There is a single-family subdivision located to the east of the site with Buckland Road terminating at the western property line of this development. South of the site is an apartment complex accessed from Chenonceau Boulevard. North of the site is undeveloped R-2, Single-family zoned property. South of the site is vacant O-1, Quiet Office District and C-3, General Commercial District zoned property. South of the site are office uses and a private school.

Chenonceau Boulevard terminates at the development. Chenonceau Boulevard is constructed as a two lane street constructed to Master Street Plan standard. The right of way for Patrick Country Road which is located along the western boundary of this development was recently abandoned but retained as a utility and drainage easement.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200 feet of the site along with the Maywood Manor Neighborhood Association, the Aberdeen Court and Chevaux Property Owners Associations were notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (April 27, 2016)

The applicant was not present. Staff stated there were no outstanding technical issues associated with the request. Staff stated the applicant was requesting to be allowed to use the existing clubhouse for a real estate office for her real estate brokerage firm. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

E. ANALYSIS:

There were no outstanding technical issues in need of addressing raised at the April 27, 2016, Subdivision Committee meeting. The applicant is requesting approval of a revision to the existing PD-R, Planned Development Residential, zoning for the Parkland Heights development. The applicant has an existing real estate firm and real estate brokerage company and is requesting to be allowed to use the existing clubhouse/leasing office for Parkland Heights as her office. The applicant has indicated there will be limited employees reporting to the site as most of the agents will office off-site. The only modification would be to place a small sign on the building to identify the real estate business.

Staff is supportive of the applicant's request. There are no other modifications proposed for the previously approved PD-R zoning and/or site plan. The only change will be the placement of a sign identifying the real estate business on the front of the building. The sign area will not exceed 24-square feet in sign area as allowed in the multi-family zones.

F. STAFF RECOMMENDATION:

Staff recommends approval of the request to allow the use of the existing clubhouse/leasing office as a real estate office as proposed.

PLANNING COMMISSION ACTION:

(MAY 19, 2016)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request to allow the use of the existing clubhouse/leasing office as a real estate office as proposed. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 11 ayes, 0 noes and 0 absent.